023.0	0002	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,224,400	/	1,224,400
USE VALUE:	1,224,400	/	1,224,400
ASSESSED:	1,224,400	/	1,224,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAPIRO JONATHAN
Owner 2:	SUSSE JENNIFER
Owner 3:	
Street 1:	45 TEEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FORD STEPHANIE -
Owner 2:	-
Street 1:	65 5TH ST UNIT 2
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02141

NARRATIVE DESCRIPTION

This parcel contains 5,925 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1892, having primarily Clapboard Exterior and 3164 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5925.000	746,200		478,200	1,224,400
Total Card	0.136	746,200		478,200	1,224,400
Total Parcel	0.136	746,200		478,200	1,224,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.98 | /Parcel: 386.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	294018
GIS Ref	
GIS Ref	
Insp Date	07/28/17

!1885!

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	660,400	0	5,925.	478,200	1,138,600	1,138,600	Year End Roll	12/18/2019
2019	104	FV	501,100	0	5,925.	508,100	1,009,200	1,009,200	Year End Roll	1/3/2019
2018	104	FV	501,100	0	5,925.	370,600	871,700	871,700	Year End Roll	12/20/2017
2017	104	FV	473,400	0	5,925.	322,800	796,200	796,200	Year End Roll	1/3/2017
2016	104	FV	473,400	0	5,925.	275,000	748,400	748,400	Year End	1/4/2016
2015	104	FV	392,700	0	5,925.	269,000	661,700	661,700	Year End Roll	12/11/2014
2014	104	FV	392,700	0	5,925.	221,200	613,900	613,900	Year End Roll	12/16/2013
2013	104	FV	404,200	0	5,925.	210,400	614,600	614,600		12/13/2012

PRINT

Date	Time
12/10/20	17:26:01

LAST REV

Date	Time
09/09/20	10:14:27
apro	
1885	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORD STEPHANIE,	56974-36		6/10/2011	Change>Sale	620,000	No	No		
CASSELMAN JANE	50292-505		10/31/2007		550,000	No	No		CONDO REVERSAL
SIMMONS LAUREL	28750-386		6/24/1998		298,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2019	537	Renovate	333,695	O				
1/15/2019	57	Solar Pa	27,977	C				
1/19/2017	67	Heat App	9,000	C				2 zone ductless he
6/3/2013	789	Re-Roof	14,128					
11/7/2012	1465	Renovate	155,500	C				
6/16/2011	589	Add Bath	6,000					ON 3RD FLOOR
12/6/2000	938	Alterati	10,000	C				REPAIR TRIM AND SI

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2017	Inspected	PH	Patrick H
7/22/2017	MEAS&NOTICE	HS	Hanne S
4/30/2014	External Ins	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K
7/11/2013	Measured	JBS	JOHN S
4/30/2013	Info Fm Prmt	EMK	Ellen K
9/29/1999	Mailer Sent		
9/29/1999	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	294018
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5925		Sq. Ft.	Site		0	80.	1.01	1									478,200						478,200	

Total AC/HA: 0.13602 | Total SF/SM: 5925 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 478,200 | Spl Credit | Total: 478,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1892	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.98185837
Const Adj.:	1.01989794
Adj $ / SQ:	160.223
Other Features:	146609
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	782198
Depreciation:	35981
Depreciated Total:	746216

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

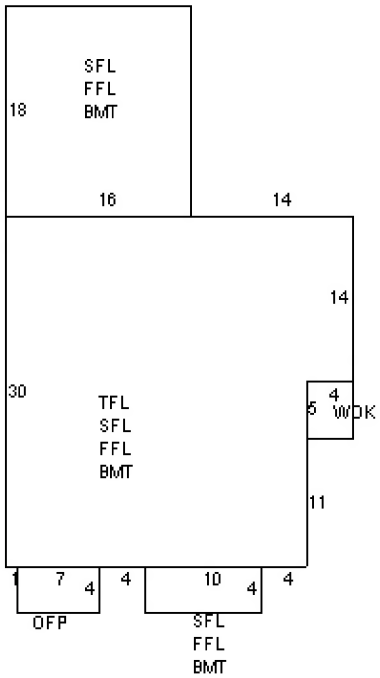
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	176.25
Special Features:	0	Val/Su Net:	170.52
Final Total:	746200	Val/Su SzAd	235.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,164	48.070	55,950
FFL	First Floor	1,164	160.220	186,500
SFL	Second Floor	1,164	160.220	186,500
TFL	Third Floor	836	160.220	133,947
OFP	Open Porch	28	44.880	1,257
WDK	Deck	20	16.320	326
	Net Sketched Area:	4,376	Total:	564,480
Size Ad	3164	Gross Are	4376	FinArea 3164

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

023.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: